HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Barrie CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

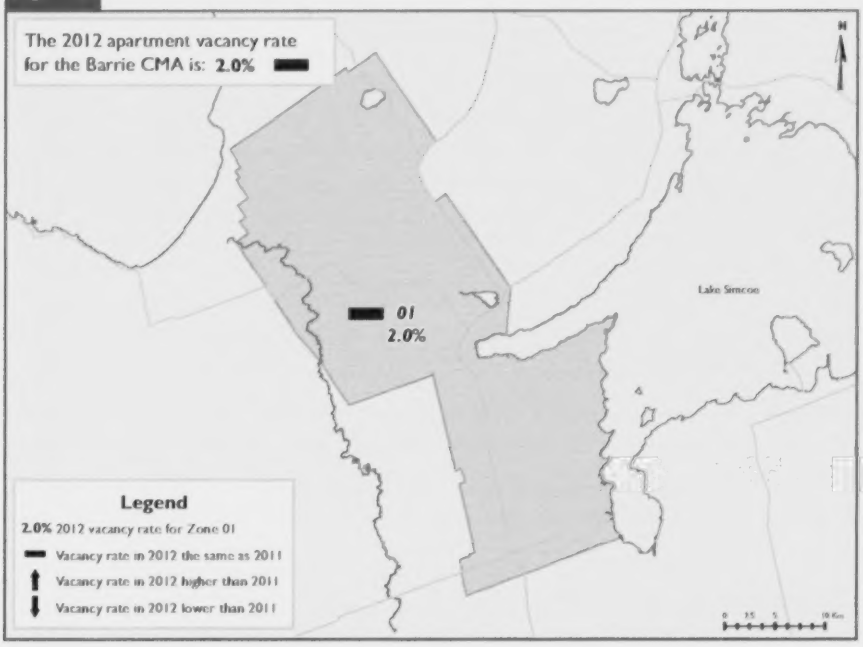
Highlights:

- The vacancy rate was unchanged between October 2011 and October 2012.
- The movement to homeownership and full-time positions in youth employment are important factors in shaping rental demand in Barrie CMA this year.
- The secondary rental market is a cost-effective alternative for renters looking for the lifestyle associated with a single- or semi-detached home.
- The vacancy rate is set to decrease to 1.8 per cent, due to a slow movement to homeownership and modest employment growth.

Table of Contents

1 Highlights
2 No Significant Change in Vacancy Rate
3 Modest Rent Increase
3 Secondary Rental Market
4 Rental Market Outlook
5 Survey Zone Maps
6 Survey Zone Descriptions
7 Rental Market Report Tables

Figure 1


The 2012 apartment vacancy rate for the Barrie CMA is: 2.0%
N
Lake Simcoe
01
2.0%
Legend
2.0% 2012 vacancy rate for Zone 01
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011

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No Significant Change in Vacancy Rate

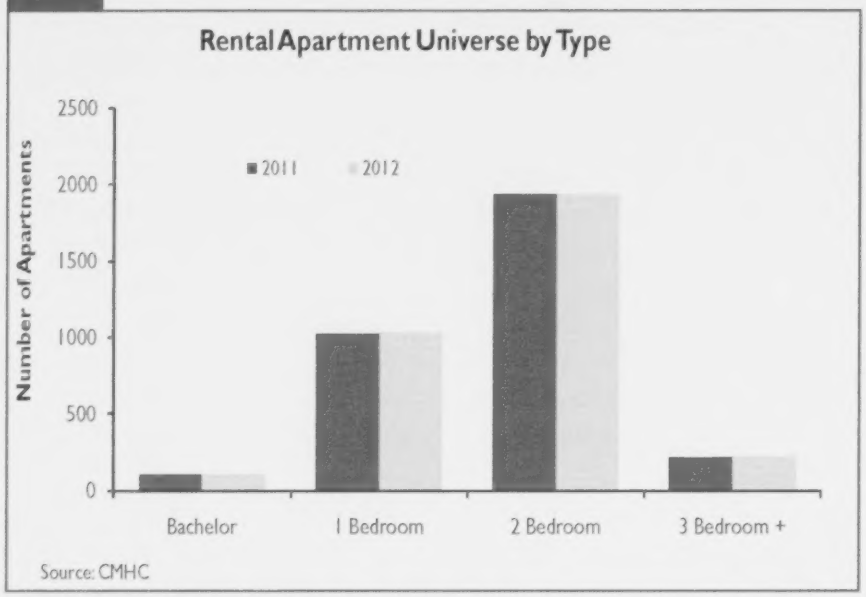
According to the rental market survey conducted in October 2012 by Canada Mortgage and Housing Corporation (CMHC), the increase in the vacancy rate in the Barrie Census Metropolitan Area (CMA) from 1.7 per cent in October 2011 to 2.0 per cent in October 2012 was not statistically significant. The universe of rental units remained virtually unchanged between 2011 and 2012, which implies that demand was relatively steady. A small increase in renters moving into homeownership was offset by more youth moving into rental from their parents' homes.

It is important to note that the primary rental market in Barrie CMA is the smallest in Ontario. The primary rental market includes all apartments and townhouses in structures with at least three units, which the private sector builds in order to rent. The majority of rental demand is satisfied by the secondary rental market which provides two-thirds of the supply of rental accommodations.

Youth full-time employment increases

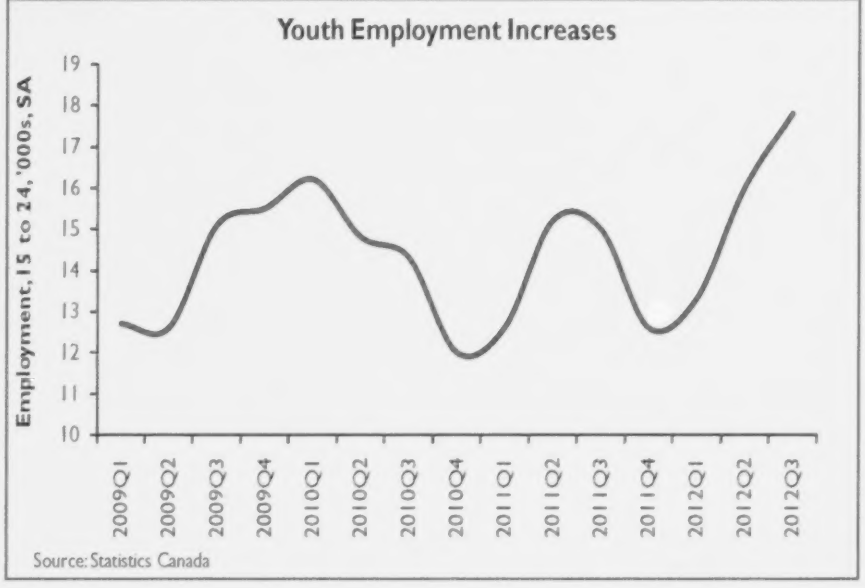
Young people are a major source of household formation. When starting a family or deciding to live alone, youth tend to choose rental accommodations because of limited financial resources at the beginning of their independent life after leaving the parental home. Barrie is characterised by a young population; 39 per cent of the population is less than 30 years old and the median age is 38.5 years as reported in the last census of 2011.

Figure 2



Employment of young people between 15 and 24 years has been on the rise since the fourth quarter of 2011, driven by the creation of more full-time jobs for young people. This may have been a good reason for the 73% of young adults aged between 18 and 24 living at home to consider moving. Job growth in Barrie has been stronger in health care and retail trade recently, both sectors which create opportunities for younger workers. Although most young people may opt for rental accommodations, in Barrie some move directly into ownership when they move out of their parents' home. On balance, the employment situation for young adults placed modest downward pressure on the vacancy rate.

Figure 3



Movement to homeownership

Low mortgage rates and a relatively affordable homeownership market helped many young families to move to homeownership. In particular, the rent on a large apartment or a townhouse in Barrie is closer to the mortgage carrying costs on an average home than it is in many other centres. This has encouraged many families to buy a home instead of renting. Indeed, in the recent rental market survey, the vacancy rate for apartments with rents above $1,000 doubled to 1.3 per cent. Furthermore, the rate of homeownership in Barrie, at nearly 85 per cent, is one of the higher rates in the country.

In the first half of 2012, sales in the existing home market were up even as listings were down. This pattern is often associated with first-time buyers, since their transactions generate a sale but not a listing. By the third quarter, sales were slowing while listings held steady, indicating the movement of renters to ownership was slowing down. On balance, this movement placed modest upward pressure on the vacancy rate.

Large and small apartments re-rented

In the 2012 survey, the number of large apartments available for rent jumped, which means tenants gave notice to move from these units. Usually, these large units are occupied by families with children. The monthly payment on the mortgage on a home with the average price in Barrie is only 16 per cent higher than the rent on these units, and it would be possible to find homes where the mortgage payment would be lower. Consequently, it is likely these tenants were among the renters moving into homeownership.

The availability rate increased for one bedroom apartments as well. Some of these renters giving notice were likely moving into ownership, but others likely might have been looking for more space or possibly more affordable rent by doubling up. For these reasons, some of them would have settled in two bedroom apartments where the market remained tight while others would have moved to accommodations in secondary suites and in-law basement apartments in the secondary market.

Modest Rent Increase

Rents in Barrie are high compared to most centres in Ontario. On the basis of a fixed sample of structures common to both the 2011 and 2012 surveys, the average rent for two-bedroom apartments increased by 1.6 per cent. The maximum allowed by the provincial guideline for 2012 was 3.1 per cent. Even with this small increase, Barrie is still considered an expensive place for renters and an urban centre likely feeling significant competition from ownership housing.

Secondary Rental Market

The secondary rental market includes all rented units other than those in the primary rental market. The CMHC secondary rental market survey indicated that in Barrie two thirds of total supply of rental accommodations was in the secondary market. Large dwellings characterize the units that the secondary market offers. As such, the secondary rental market is an affordable alternative to ownership. It offers the same lifestyle of ownership for tenants at relatively low cost. Rents for single-detached homes increased, although the estimated increase of 300 in the number of households renting in the secondary rental market wasn't statistically significant.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

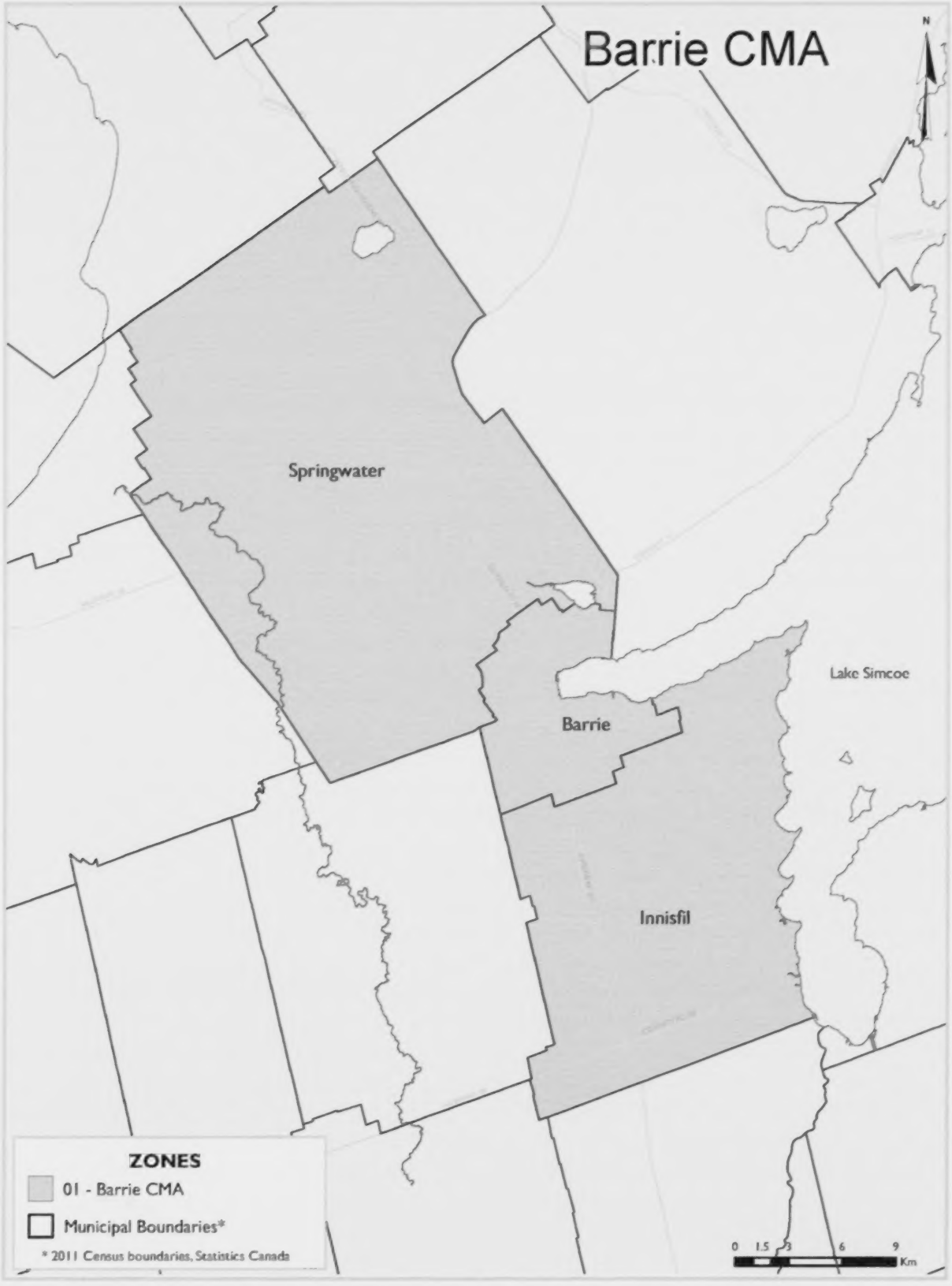
For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

Rental Market Outlook

The rental market will remain fairly tight and the vacancy rate will decrease to 1.8 per cent. At the same time the average rent will increase by about two per cent in 2013.

Although employment is expected to increase slightly in 2013, most growth will be coming later in the year. Growth of full time employment for youths will follow the same pattern with current growth slowing and then picking up later in 2013. The slow pick-up in employment means some potential homebuyers will stay longer in rental accommodations longer.

Figure 4


Barrie CMA
N
Springwater
Barrie
Lake Simcoe
Innisfil
ZONES
01 - Barrie CMA
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 1.5 3 6 9
Km

RMS ZONE DESCRIPTIONS - BARRIE CMA	
Zone 1	Comprised of Barrie City, Innisfil Town and Springwater Township.
Zone 1	**Barrie CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	13.0	**	1.2	2.4	1.3	1.1	0.0	**	1.7	2.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	681	692	884	883	1,001	1,037	1,126	1,233	958	993

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	109	109	1,025	1,031	1,943	1,937	220	223	3,297	3,300

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	14.7	**	2.6	4.5	3.2	3.2	1.9	7.5	3.4	4.3

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Barrie CMA	1.2	4.8	3.0	1.2	3.0	1.6	0.7	2.0	2.8	1.6

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Barrie CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA										
Pre 1940	**	**	1.5	**	0.0	**	**	**	2.9	**
1940 - 1959	0.0	**	**	**	3.6	0.6	**	**	2.5	**
1960 - 1974	3.7	**	0.8	1.1	0.7	0.2	**	**	0.8	1.2
1975 - 1989	**	15.1	1.9	1.3	1.3	1.3	**	**	2.4	1.8
1990+	**	**	0.0	**	0.6	1.6	**	**	0.5	1.4
Total	13.0	**	1.2	2.4	1.3	1.1	0.0	**	1.7	2.0

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1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Barrie CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA										
Pre 1940	633	692	769	809	880	912	**	**	792	841
1940 - 1959	635	**	804	789	932	939	1,057	1,020	892	891
1960 - 1974	747	747	935	882	1,010	995	1,048	1,062	981	961
1975 - 1989	679	683	886	922	1,034	1,099	1,208	1,316	979	1,047
1990+	**	**	829	835	1,009	1,029	**	**	976	1,016
Total	681	692	884	883	1,001	1,037	1,126	1,233	958	993

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA										
3 to 5 Units	**	**	1.9	**	4.2	**	0.0	0.0	3.0	5.9
6 to 19 Units	13.8	**	2.8	5.3	2.2	0.5	0.0	**	2.7	1.9
20 to 49 Units	18.9	**	0.6	0.0	0.7	1.2	**	**	**	2.7
50 to 99 Units	0.0	**	0.7	0.7	1.3	0.8	0.0	**	1.0	0.7
100+ Units	0.0	**	0.8	0.4	0.0	1.4	**	**	0.3	0.9
Total	13.0	**	1.2	2.4	1.3	1.1	0.0	**	1.7	2.0

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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA										
3 to 5 Units	625	661	752	764	878	876	1,037	1,007	820	823
6 to 19 Units	624	654	783	796	922	952	930	**	874	903
20 to 49 Units	705	**	875	907	1,020	1,112	1,018	1,285	944	1,052
50 to 99 Units	715	**	859	869	1,003	1,033	1,123	1,110	955	973
100+ Units	801	**	1,018	993	1,097	1,093	**	**	1,083	1,084
Total	681	692	884	883	1,001	1,037	1,126	1,233	958	993

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Barrie CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	3.0	5.9	2.7	1.9	**	2.7	1.0	0.7	0.3	0.9

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Barrie CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA										
LT $600	**	**	**	**	**	**	n/s	**	**	**
$600 - $699	**	**	**	**	**	**	n/s	n/s	**	**
$700 - $799	**	**	1.8	**	**	0.0	n/s	n/s	3.7	**
$800 - $899	**	**	0.9	2.1	**	0.0	**	**	1.2	1.2
$900 - $999	n/s	n/s	0.0	**	1.9	1.7	**	**	1.3	1.7
$1000+	n/s	n/s	1.6	**	0.5	1.0	0.0	**	0.6	1.3
Total	13.0	**	1.2	2.4	1.3	1.1	0.0	**	1.7	2.0

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	n/s	**	n/s	**	**	**	3.3	**	3.2	**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	n/s	**	n/s	**	835	1,126	1,118	1,194	1,072	1,172

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	4	4	28	28	117	117	296	296	445	445

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	n/s	**	n/s	**	**	**	4.6	**	4.2	5.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Barrie CMA	n/s	n/s	n/s	n/s	++	**	++	++	++	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	13.0	**	1.2	2.5	1.3	1.0	2.1	**	1.8	2.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	681	698	884	893	995	1,041	1,120	1,210	971	1,015

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	113	113	1,053	1,059	2,060	2,054	516	519	3,742	3,745

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA	14.7 c	14.4 c	2.6 c	4.6 c	3.1 c	3.1 c	3.6 c	7.7 c	3.5 c	4.5 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Barrie CMA	1.2 c	4.8 c	3.0 c	1.2 c	2.9 c	1.7 c	0.8 c	2.1 c	2.6 c	1.7 c

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Barrie CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Barrie CMA										
Single Detached	**	**	**	724	959	1,013	1,247	1,326	1,190	1,281
Semi detached, Row and Duplex	**	**	**	**	1,016	984	1,248	1,177	1,151	1,112
Other-Primarily Accessory Suites	**	**	820	765	940	978	1,106	1,231	922	962
Total	**	**	**	771	989	985	1,238	1,249	1,128	1,131

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type
Barrie CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Barrie CMA		
Single Detached	2,290	2,229
Semi detached, Row and Duplex	2,830	2,809
Other-Primarily Accessory Suites	**	**
Total	6,217	6,517

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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